

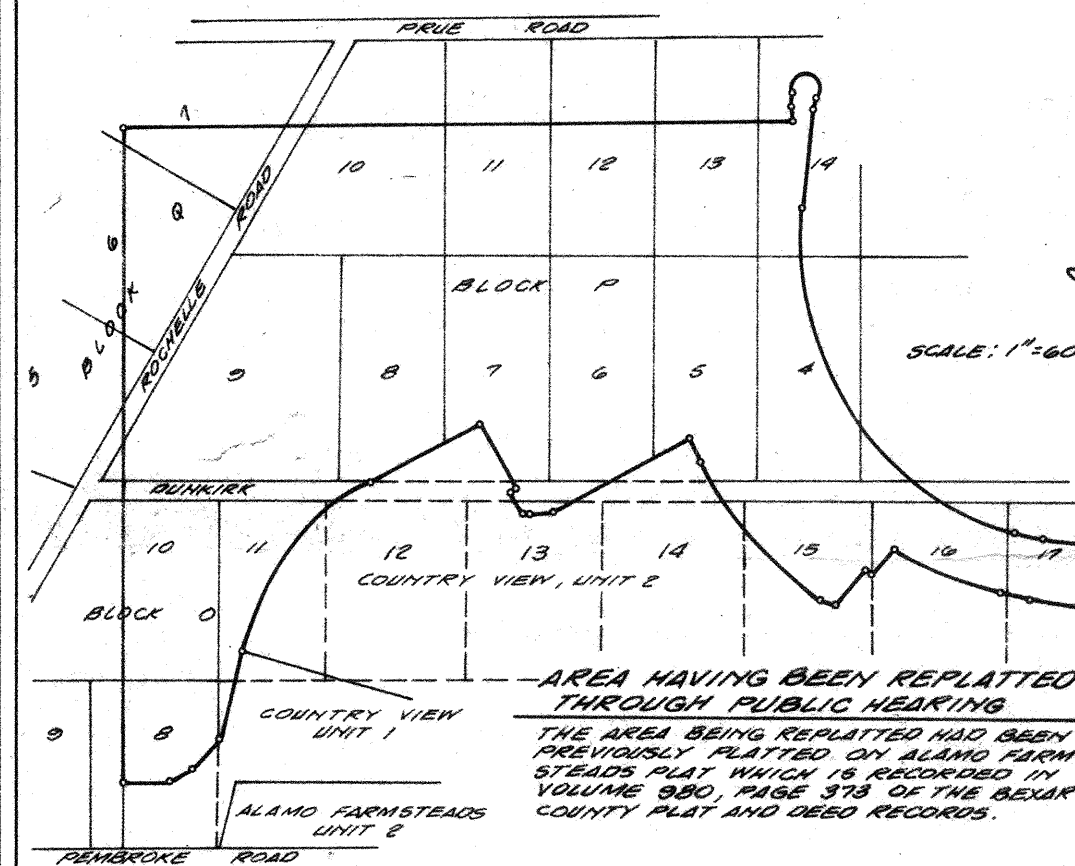
LOCATION MAP

LEGEND:

INDICATES PROP. CONTOURS
INDICATES EXIST. CONTOURS

NOTE

THE PLANNING COMMISSION AT ITS MEETING OF DECEMBER 1, 1982 HELD A PUBLIC HEARING ON A PORTION OF LOTS 7, 8, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK Q AND A PORTION OF LOTS 3 THRU 14, BLOCK P AND PORTIONS OF LOTS 5, 6 AND 7, BLOCK Q OF ALAMO FARMSTEADS AS RECORDED IN VOLUME 980, PAGE 37 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS
PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF
MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION
ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE
PLANNING COMMISSION OF THE CITY

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH
A.D., 19 83.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER - COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOLG CROSS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

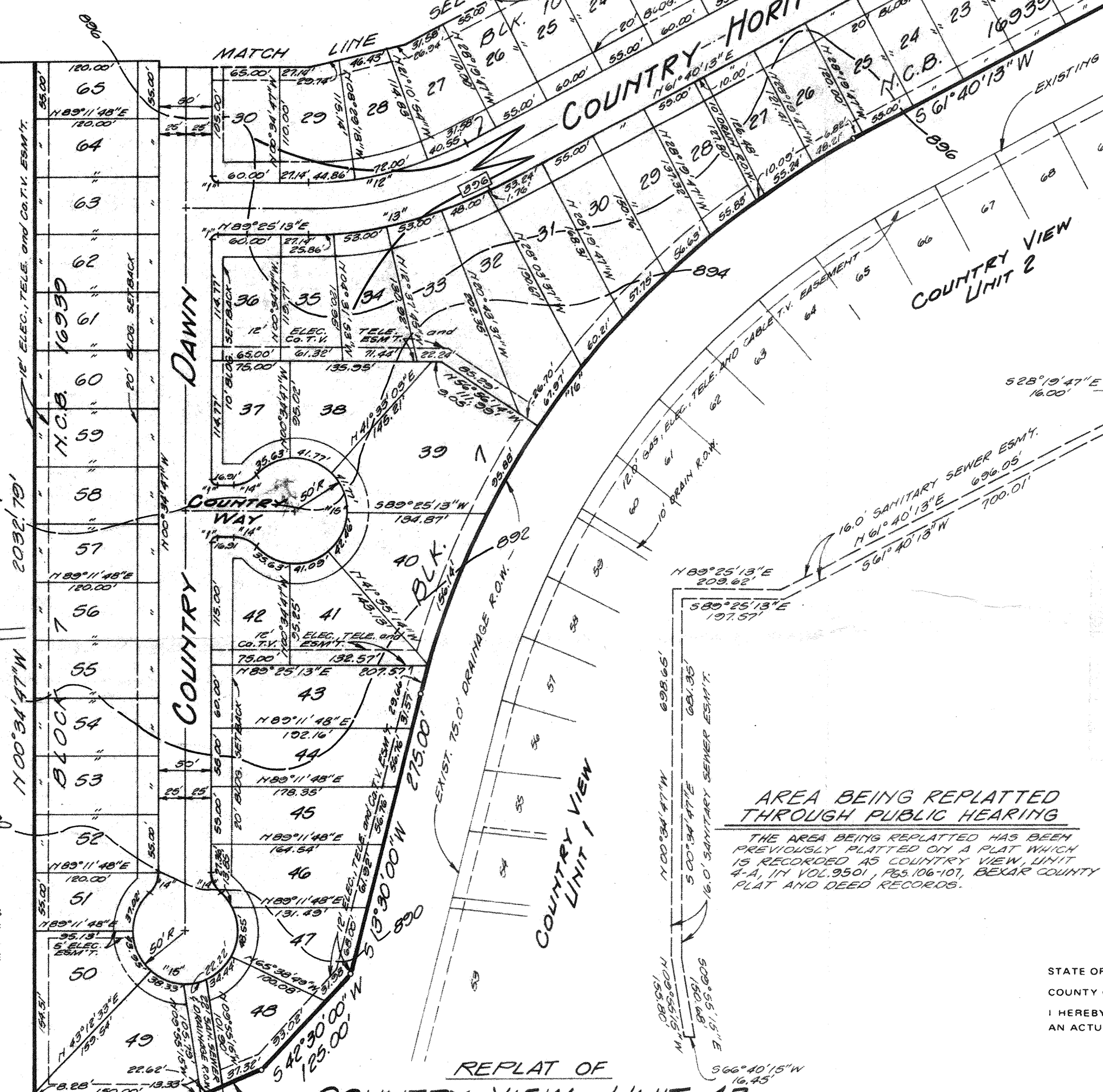
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF MARCH
A. D. 1983

A. D. 1983

Floris Samblino
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

Diagram illustrating a 12' removable section and a 12' easement. The diagram shows a horizontal line representing the rear lot line, with a vertical line representing the side lot line. A 12' removable section is indicated by a dashed line and a curved arrow. A 12' easement is indicated by a dashed line and a curved arrow. The side lot line is labeled "SIDE LOT LINE".

NOTE:
LOT OWNER TO PROVIDE ONE REMOVABLE
SECTION ACROSS REAR OF C.P.S.B. ESM'T.
IF FENCE IS BUILT ON SIDE LOT LINE.



AREA BEING REPLATTED
THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON A PLAT WHICH IS RECORDED AS COUNTRY VIEW, UNIT 4-A, IN VOL. 9501, PAGES 106-107, BEXAR COUNTY PLAT AND DEED RECORDS.

125
REPLAT OF
COUNTRY VIEW, UNIT-4B 566°4
16.4

BEING LOTS 19 THRU 24, BLOCK 7, N.C.B. 16239, LOTS 67 THRU 79, BLOCK 8, N.C.B. 16240, LOTS 12 THRU 55, BLOCK 9, N.C.B. 16241 AND LOTS 1 THRU 30, BLOCK 10, N.C.B. 16242 AND CONSISTING OF 32.160 ACRES OF LAND

STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER OR REMOVE ANY COVENANTS OR RESTRICTIONS. I(WE) FURTHER CERTIFY THAT ALL OF THE PROPOSED AREA SOUGHT TO BE REPLATTED OR RESUBDIVIDED WAS DESIGNATED OR RESERVED FOR USAGE OTHER THAN FOR SINGLE OR DUPLEX FAMILY RESIDENTIAL USAGE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO SUCH PLAT.

STATE of TEXAS
COUNTY of BEJAR

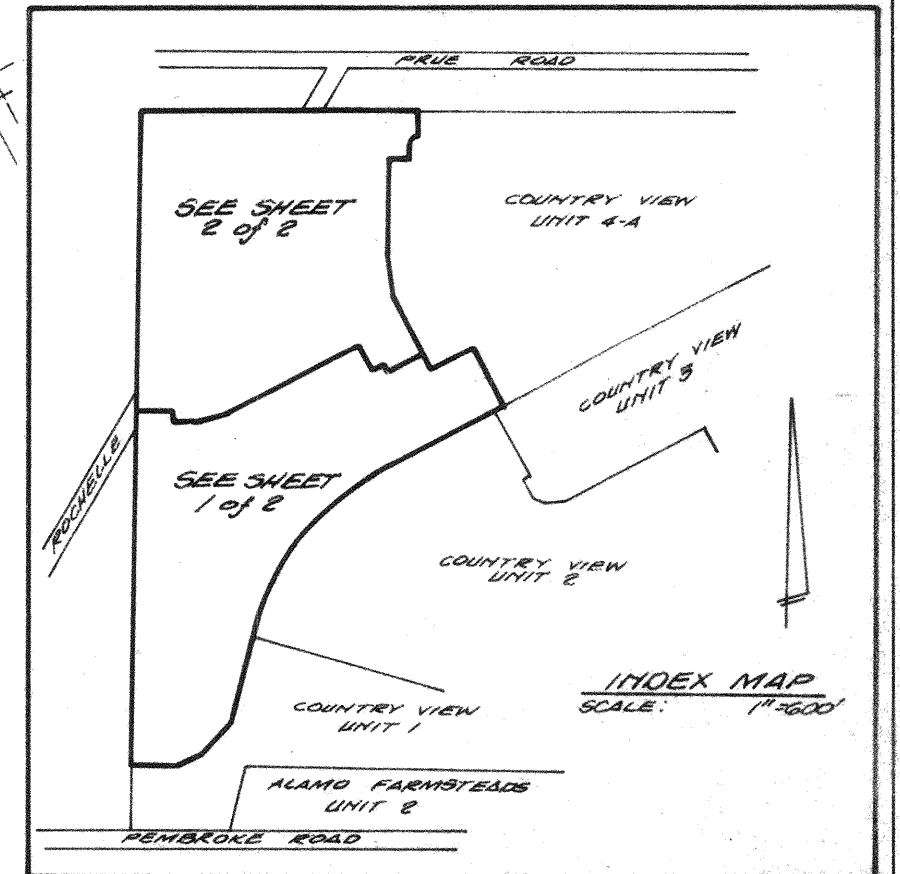
I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

THIS PLAT OF COUNTRY VIEW, UNIT 4-B HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN
ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A. D. 19 _____

BY: _____
CHAIRMAN

BY: _____ SECRETARY



NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plan as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Access Easement," "Right-of-Way Easement," and "Right-of-Way Easement." For purposes of this easement, constructing, reconstructing, maintaining, removing, installing, patrolling, or erecting poles, lines, conduits, burling wires, cables, conduits, pipelines or transformers, such with its necessary appurtenances together with the right of ingress and egress for the purpose of installing, maintaining, removing, installing, patrolling, or erecting poles, lines, conduits, burling wires, cables, conduits, pipelines or transformers, such with its necessary appurtenances together with the right to relocate said facilities within said easement and right-of-way of the easement, and the right to remove, alter, or destroy any structure or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement or right-of-way.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

PAPE-DAWSON ENGINEERS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH
A. D. 1983

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY
THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____

A. D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____
A. D. _____ AT _____ M. IN THE RECORDS OF _____

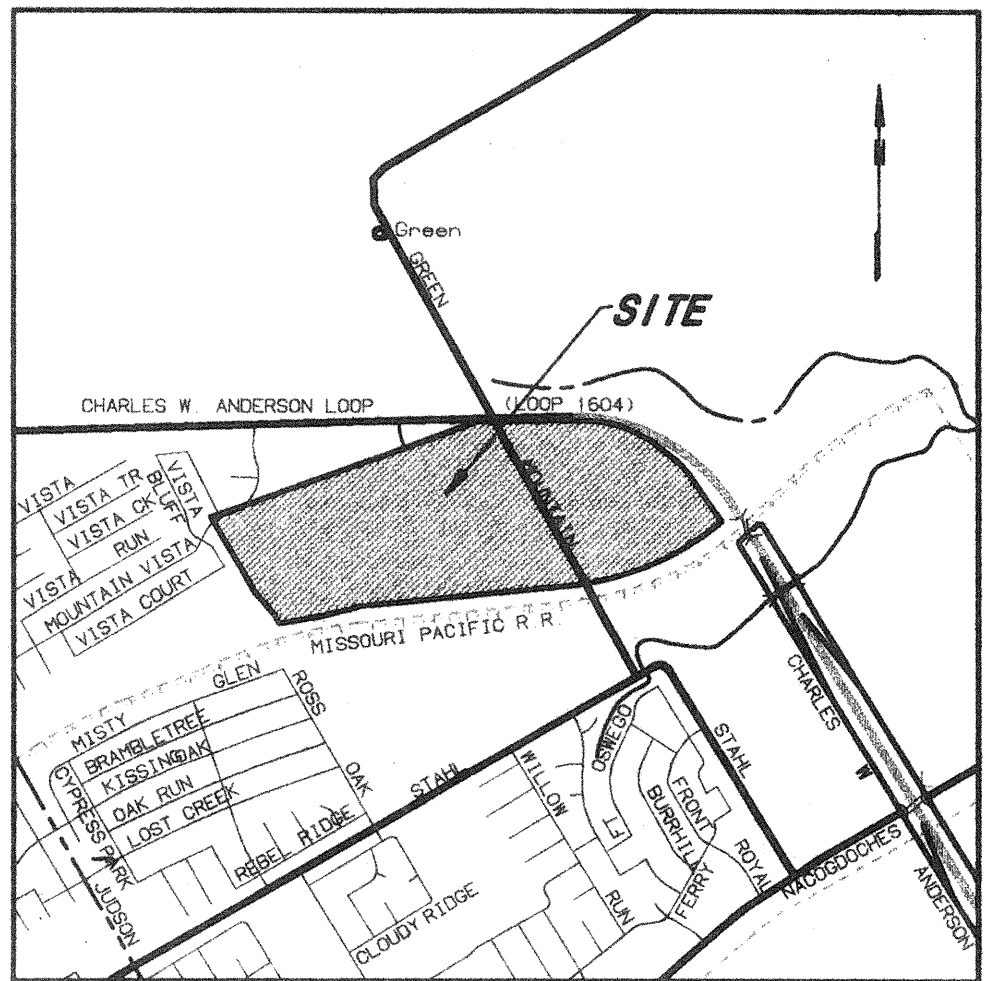
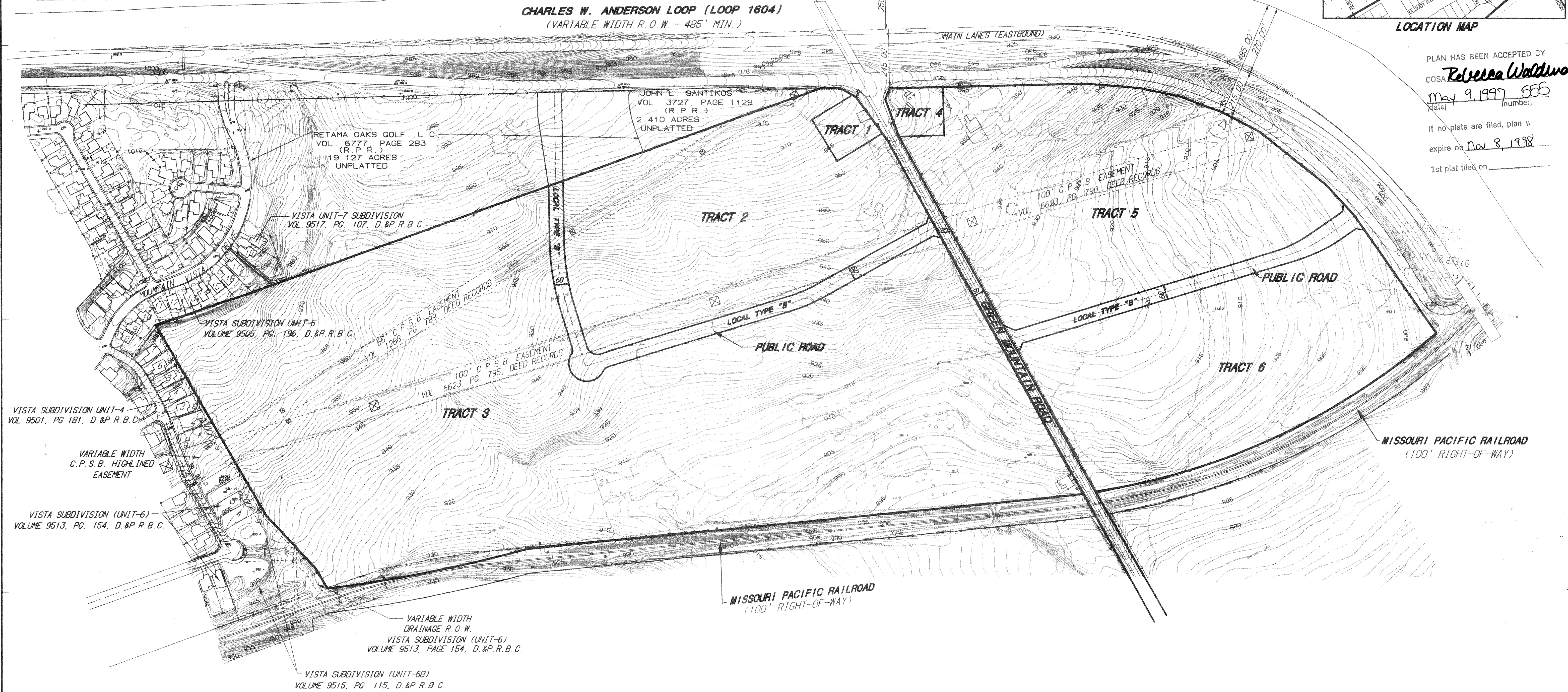
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____
DAY OF _____, A. D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

| DEVELOPMENT SUMMARY | | |
|---------------------|-------------------|--------------|
| TRACT | PROPOSED LAND USE | ACREAGE |
| WEST TRACT | | |
| 1 | COMMERCIAL | 1.00 |
| 2 | COMMERCIAL | 22.92 |
| 3 | COMMERCIAL | 81.79 |
| — | PUBLIC ROAD | 3.39 |
| SUB-TOTAL | | 109.10 ACRES |
| EAST TRACT | | |
| 4 | COMMERCIAL | 1.00 |
| 5 | COMMERCIAL | 27.59 |
| 6 | COMMERCIAL | 23.18 |
| — | PUBLIC ROAD | 2.30 |
| SUB-TOTAL | | 54.07 ACRES |
| TOTAL LAND AREA | | 163.17 ACRES |



PLAN HAS BEEN ACCEPTED BY
 COSA *Rebecca Waldman*
 May 9, 1997 555
 (date) (number)
 If no plats are filed, plan will
 expire on Nov 8, 1998
 1st plat filed on _____

App: _____

REV: _____

No. _____

Date _____

OWN: _____

DAS: _____

APP: _____

JAB: _____

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS

1000 CENTRAL PARKWAY N. 8-100

SAN ANTONIO, TEXAS 78238

PHONE (214) 484-8811

DOLAN CONTRACTORS, INC.

GREEN MOUNTAIN BUSINESS PARK

P.O.A.D.P.

SHEET NO. 1

OF 1

THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. PANEL 48029C0301 E, DATED 02-16-96.

DEVELOPED BY:

DOLAN CONTRACTORS, INC.

530 WOODLANE ROAD

WESTAMPTON, NEW JERSEY 08060

(609)871-6200



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 2/19/97 Name of POADP: Green Mountain Business Park

Owner/Agent: Dolan Contractors, Inc. Engineer/Surveyor: Brown Engineering Company

Address: 530 Woodlane Road Address: 1000 Central Pkwy N., Suite 100

Westampton, NJ 08060 Phone: (609) 871-6200 San Antonio, TX 78232 Phone: (210) 494-5511

Existing zoning: -- Proposed zoning: --

Texas State Plane Coordinates: X: 2,201,604 Y: 643,758
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

| Land area being platted: | <u>Lots</u> | <u>Acres</u> |
|--------------------------|-----------------------------|-----------------------------|
| Single Family (SF) | <u> </u> | <u> </u> |
| Non-Single Family (NSF) | <u> </u> | <u> </u> |
| Commercial & Other | <u>--</u> | <u>163.17</u> |
| TOTAL: | <u>--</u> | <u>163.17</u> |

Contact Person:

Print Name: Jeffrey J. Brown Signature: Jeffrey J. Brown

Date: 2/19/97 Tele: (210) 494-5511 Fax: (210) 494-5519

Is there a previous POADP for this site? Name N/A No.

Is there a corresponding PUD for this site? Name N/A No.

Are there any plats associated with this POADP or site? Name N/A No.

Name No.

Name No.

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.



CITY OF SAN ANTONIO

May 9, 1997

Mark Brown, P. E.
Brown Engineering, Co.
1000 Central Parkway N., Suite 100
San Antonio, TX 78232

Re: Green Mountain Business Park

POADP # 555

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed : Green Mountain Business Park Subdivision Preliminary Overall Area Development Plan # 555. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Access and ROW issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- If the proposed development is not platted in phases or units this POADP will not be valid.
- Green Mountain Road is a Secondary Type A Major Thoroughfare, and will require a total of 86' of ROW.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Waldman".

Rebecca Waldman
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer

| | | |
|-----------------------|-----------------------|-----------------|
| Feb 26 '97 16:19 | | P.01 |
| Post-It Fax Note 10/1 | | 2126177 pages 1 |
| To Elizabeth Carol | From Judy Friesenhahn | |
| Co/Dept CSA Planning | Co. TXDOT | |
| Phone # 207 7893 | Phone # 615 5814 | |
| Fax # 207 4441 | Fax # | |



P.O. BOX 29928 • SAN ANTONIO, L

February 26, 1997

P.O.A.D.P REVIEW

Green Mountain Business Park

Located on Loop 1604, From Green Mountain to M.P.R.R.

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' Flares will be required at the intersection of the "Local Type B" public road and the Loop 1604 frontage road.

Access Limits/Restrictions

A maximum combined total of one(1) access point will be permitted for tracts 1,2 & 3 and a maximum combined total of 9 access points including the "Local Type B" public street will be permitted for tracts 5 & 6. Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 2-20-97
FROM: Elizabeth
ITEM NAME: Green Mountain FILE #
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: DRAINAGE EASEMENT WILL BE REQUIRED
AND ADDRESS DURING THE PLATTING PROCESS.

Burt Rubio Asst. Eng. Tech 2-24-97
Signature Title Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Bill Burman Date 2.20.97
FROM: Elizabeth
ITEM NAME: Green mountain FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: 86 feet of ROW along Green
mountain Road

Signature

Title

Date

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

TO: City Planning Dept.
114 W. Commerce
4th Floor

ATTN: Elizabeth Carol

JOB #: 245-001-00

DATE: February 19, 1997

RE: Green Mountain Business Park

☐ U.S. MAIL

☐ OVERNIGHT DEL.

☐ PICK UP

☒ 1 HR. DELIVERY

☐ 2 HR. DELIVERY

☐ 4 HR. DELIVERY

| COPIES | DESCRIPTION OF ITEMS TRANSMITTED |
|--------|----------------------------------|
| 6 | P.O.A.D.P. |
| 1 | Application for a P.O.A.D.P. |
| | |
| | |
| | |
| | |
| | |
| | |

RECEIVED
97 FEB 20 AM 8:23
CITY PLANNING
& DEVELOPMENT
DIVISION

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ FOR APPROVAL

☐ FOR YOUR USE

☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT

☐ AS REQUESTED

☐ _____

REMARKS:

COPY TO: _____

SIGNED: Denise Spain

1996 TEXAS APA CONFERENCE

Green mountain Business Park
at 1604 + Green Mountain
Outside City Limits
163.17 acres

Green mount 86'
Hwy note

TIA
needed